152.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,025,300 / 1,025,300
					USE VALUE:	1,025,300 / 1,025,300
					ASSESSED:	1,025,300 / 1,025,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REICH B JUSTIN &
Owner 2:	OLIVETTI ELSA
Owner 3:	
Street 1:	21 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IERNA CHERYL A -
Owner 2:	-
Street 1:	21 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Brick Veneer Exterior and 2317 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6598.000	524,400	6,500	494,400	1,025,300
Total Card	0.151	524,400	6,500	494,400	1,025,300
Total Parcel	0.151	524,400	6,500	494,400	1,025,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.51 /Parcel: 442.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100900

GIS Ref

GIS Ref

Insp Date 05/30/18

!11929!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	524,400	6500	6,598.	494,400	1,025,300		Year end	12/23/2021
2021	101	FV	509,200	6500	6,598.	494,400	1,010,100		Year End Roll	12/10/2020
2020	101	FV	509,100	6500	6,598.	494,400	1,010,000	1,010,000	Year End Roll	12/18/2019
2019	101	FV	385,500	6800	6,598.	463,500	855,800	855,800	Year End Roll	1/3/2019
2018	101	FV	375,500	6800	6,598.	383,100	765,400	765,400	Year End Roll	12/20/2017
2017	101	FV	375,500	6800	6,598.	352,200	734,500	734,500	Year End Roll	1/3/2017
2016	101	FV	375,500	6800	6,598.	321,300	703,600	703,600	Year End	1/4/2016
2015	101	FV	349,200	7100	6,598.	315,100	671,400	671,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:25:50

LAST REV

Date	Time
06/18/18	13:54:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IERNA CHERYL A,	61857-400		5/23/2013	Change>Sale	711,800	No	No		
GOLD KAREN B,	54877-35		6/24/2010		580,000	No	No		
GOLD KAREN B	31213-33		3/15/2000	Family	1	No	No		
	21189-352		5/1/1991		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2014	43	Renovate	61,443	O				
8/29/2011	930	Redo Kit	21,000					
10/7/2010	2104	New Wind	2,997					REPL 5 WINDOWS
8/25/2006	805	Wood Dec	16,220			G8	GR FY08	14x16
11/19/1998	799	Manual	4,600					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	Inspected	BS	Barbara S
4/30/2018	MEAS&NOTICE	BS	Barbara S
5/28/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
4/30/2012	Info Fm Prmt	BR	B Rossignol
1/15/2009	Measured	372	PATRIOT
11/3/2008	Meas/Inspect	355	PATRIOT
4/26/2000	Inspected	264	PATRIOT
11/19/1999	Measured	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6598		Sq. Ft.	Site		0	80.	0.94	9									494,354						494,400	

Total AC/HA:	0.15147	Total SF/SM:	6598	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	494,354	Spl Credit		Total:	494,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26475406
Const Adj.:	1.01959801
Adj $ / SQ:	174.088
Other Features:	106050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549636
Depreciation:	25283
Depreciated Total:	524353

COMMENTS

of=sink in bmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

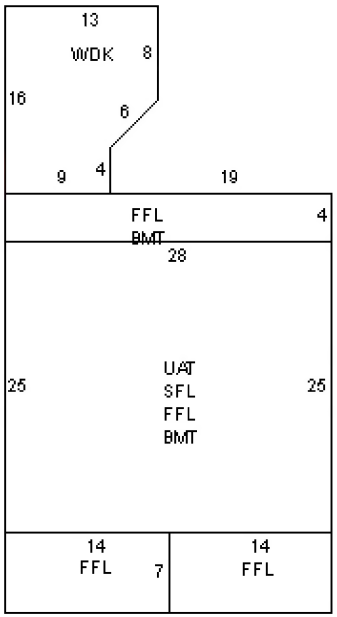
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.50
Special Features:	0	Val/Su Net:	169.00
Final Total:	524400	Val/Su SzAd	307.03

SKETCH



UnSketched SubAreas:
WDK: 224,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	174.090	175,481
BMT	Basement	812	99.230	80,575
SFL	Second Floor	700	174.090	121,862
WDK	Deck	408	8.620	3,516
UAT	Upper Attic	175	69.640	12,186

Net Sketched Area:	3,103	Total:	393,620
Size Ad	1708	Gross Area	3628	FinArea	2317
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21x24	A	AV	1975	19.96	T	35.2	101			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500

IMAGE

AssessPro Patriot Properties, Inc